



**City of Greenville  
Design Review Board – Urban Design Panel**

Minutes of the **May 7<sup>th</sup>** Regular Meeting

**Webex Virtual Meeting**

Meeting Notice Posted on Wednesday, April 22<sup>nd</sup>, 2020

Minutes prepared by Matt Lonnerstater

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Members Present: Carmella Cioffi, William Crawford John Edwards, Mitch Lehde

Members Absent: Danielle Fontaine,

Staff Present: Jay Graham, Planning and Development Manager, Logan Wells, Assistant City Attorney; Courtney Powell, Senior Development Planner; Matt Lonnerstater, Development Planner; Brennan Williams, Development Planner; Benjamin Abdo, Development Planner; Kris Kurjiaka, Development Planner; Christa Jordan, Landscape Architect

**Call to Order:**

Chairwoman Carmella Cioffi called the meeting to order at 4:05 PM. She welcomed those in attendance and explained the procedures for the meeting. The minutes of the February 6<sup>th</sup>, 2020 meeting were approved unanimously. The agenda for the May 7<sup>th</sup>, 2020 meeting was accepted unanimously. All affidavits were received and no conflicts of interest were cited. Lonnerstater called out to the public to gather names for public comment.

**Old Business (public hearing):**

**A. None**

**New Business (public hearing):**

**A. CA 20-151**

Application by Garfield Signs and Graphics for a **CERTIFICATE OF APPROPRIATENESS** for exception to sign standards located at **920 WOODRUFF RD.** (TM# 054501-01-01909).

Lonnerstater presented the application for exceptions to sign standards to replace the face of an existing monument sign. The existing sign exceeds both the maximum sign face area and sign height, permitted by right, per the Sign Ordinance. The existing monument sign is approximately 12 ft. 8 in.-tall and features a brick base. The applicant proposes to install a non-illuminated 64 sq. ft. panel on the sign and still maintain the existing height. Lonnerstater outlined staff's recommendation of approval for exceptions to sign standards.

Kevin Garfield, applicant, concurred with staff comments. Sam Sims, Prisma Health, concurred with staff comments.

No one from the public spoke in favor or against the application.

**Crawford made a motion to approve CA 20-151 as submitted. Motion seconded by John Edwards, approved 4-0.**

**B. CA 20-152**

Application by Mike Goll for a **CERTIFICATE OF APPROPRIATENESS** for modifications to the interior courtyard at **116 N. MARKLEY ST.** (TM# 007400-01-01301).

Lonnerstater presented the application to renovate the existing courtyard at Markley Station at 116 N. Markley St. Proposed modifications include: Construct a canopy extension to match the existing canopy over the stage

area; demolish 4 of the 6 existing raised planter benches (the 2 benches closest to Markley St. are to remain), and; replace the existing concrete pavement with new scored concrete and pavers. Lonnerstater summarized staff's recommendation for approval with the condition that a final landscape plan be submitted to staff for review.

Mike Goll, applicant, spoke on behalf of the application.

Ian Thomas, 209 Perry Ave., spoke in favor of the application. Mr. Thomas asked if outdoor heaters would be provided.

Mike Goll responded that heaters and fans would be provided under the canopy.

**Mitch Lehde made a motion to approve CA 20-152 with the condition that a final landscape plan be submitted to staff for final review and approval. Seconded by John Edwards, approved 4-0.**

### **C. CA 20-206**

Application by David Dixon for a **CERTIFICATE OF APPROPRIATENESS** for a major building addition for First Presbyterian Church located at **200 W. WASHINGTON ST. (TM# 004900-01-00700)**

Lonnerstater presented the application for the demolition of First Presbyterian Church's existing building annex (Symmes-Wilson building), located at the northeast corner of W. Washington St. and N. Academy St. and approval for the construction of a new 3-story addition in the same location. The proposed addition is centered on a new urban plaza, which fronts W. Washington St. The plaza features passive green space, a water feature, and pedestrian seating. Lonnerstater summarized staff's recommendation that the application be deferred to a later meeting date, as determined by the DRB, to address the following comments and any additional comments as noted by the DRB: 1) Modify the plans, as needed to comply with Land Management Ordinance requirements, to increase the width of the pedestrian realm along N. Academy St. The pedestrian realm includes the building transition, sidewalk, and street furnishing zones; 2) incorporate the required street trees along W. Washington St. and N. Academy St.; 3) increase building articulation, transparency, and ground-floor activation along the N. Academy St. façade. Large blank wall areas do not comply with requirements, and; 4) submit a more detailed courtyard amenities plan which shall contain specifications of amenities to include the water feature, pedestrian seating, and lighting.

John Edwards asked for clarification regarding staff's street tree comment. Lonnerstater clarified that the plans do not meet Land Management Ordinance tree quantity or placement standards.

David Dixon, applicant, spoke on behalf of the application. Mr. Dixon presented several graphics regarding the pedestrian realm and addressed each of staff's comments individually.

William Crawford asked for clarification regarding the widths of the sidewalk and planting strip. Mr. Dixon referenced that the proposed design was intended to meet the goals of the downtown streetscape master plan.

Aaron Barr, 109 Butler Ave., spoke on behalf of Bike-Walk Greenville. Mr. Barr acknowledged that the corner of Washington and Academy is currently dangerous for pedestrians and bicyclists; the project should address the safety of this intersection and Academy St. as a whole, and the bike lane along Washington St. should be retained.

Lonnerstater stated that an alternate landscape plan could be submitted to meet the intent of the street tree requirement. Christa Jordan clarified that street trees should be adjacent to the right-of-way, not within. Trees within the Academy St. right-of-way would require approval from SCDOT.

William Crawford spoke regarding the lack of interest along the Academy St. façade. Crawford stated that the Academy St. façade may not need to be as transparent as the Washington St. façade. Carmella Cioffi stated that some simple patterning or art could add visual interest to the Academy St. façade. Mitch Lehde concurred with the comments regarding improving the Academy St. façade. Lehde stated that a middle-ground solution should be reached regarding the Academy St. planting strip.

Carmella Cioffi asked for clarification on the process for deferral. Attorney Wells clarified that the applicant should voluntarily ask for application deferral; applications cannot be deferred without the applicant's consent for more than 60 days. David Dixon stated that his client would be against deferral.

**William Crawford made a motion to approve CA 20-206 subject to the following conditions, to be reviewed and approved by staff and a 2-member DRB panel: 1) Modify the plans, as needed to comply with Land Management Ordinance requirements, to increase the width of the pedestrian realm along N. Academy St. The pedestrian realm includes the building transition, sidewalk, and street furnishing zones; 2) incorporate the required street trees along W. Washington St. and N. Academy St.; 3) increase building articulation, transparency, and ground-floor activation along the N. Academy St. façade. Large blank wall areas do not comply with requirements; 4) submit a more detailed courtyard amenities plan which shall contain specifications of amenities to include the water feature, pedestrian seating, and lighting; 5) no signage approved with this request. A comprehensive sign size, type and placement plan for the property shall be submitted to staff for review and approval prior to the issuance of any sign permits; 6) no lighting is approved with this request. A comprehensive lighting plan for the property shall be submitted to staff for review and approval prior to the issuance of any building permits, and; 7) details of the dumpster enclosure and courtyard amenities shall be submitted to staff for review and approval prior to the issuance of any building permits.**

**Motion seconded by John Edwards, approved 4-0.**

#### **D. CA 20-207**

Application by Lisa Lanni for a **CERTIFICATE OF APPROPRIATENESS** for a major building renovation at **401 RHETT ST.** (TM# 007200-02-00100).

Lonnerstater presented the application for the renovation and expansion of an existing warehouse building at the southwest corner of Rhett and Wardlaw Streets in the West End Historic District. Per the DRB application, the building and site improvements are intended to accommodate a new live music venue. The applicant has applied to the Board of Zoning Appeals (BZA) for a Special Exception as an Indoor Entertainment use in the C-4 district. The BZA is scheduled to hear the application at their May 14<sup>th</sup> public hearing. The existing warehouse building is a non-contributing, one-story structure constructed in the mid-20<sup>th</sup>-century. The applicant proposes to add a second story, with a predominant bowstring truss roof, to achieve additional height needed for the theater. A plaza is proposed at the corner of Rhett and Wardlaw Streets to offer space for attendees to gather and queue for event entry.

Lonnerstater summarized staff's recommendation that the application be deferred to a later meeting date after the BZA hearing, as determined by the DRB, to address the following comments and any additional comments as noted by the DRB: 1) Provide more detail regarding the design of the "placeholder" structure as part of this submittal; 2) further explain the functionality of the secondary entrance to ensure that queuing is maintained on-site rather than on the sidewalk; 3) denote the width of pedestrian realms (face of building to curb) on plans; 4) remove, from the plans, any reference to the separate parcel fronting Main St. for parking and queuing purposes; 5) Modify plans to satisfy street tree planting requirements; 6) increase building transparency and building activation along Rhett St. façade (northern portion); 7) use an alternative primary material for the second story addition; a brighter color should be maintained for this material to provide contrast from the first story; and

8) details of trash management and plaza amenities shall be submitted for review and approval prior to the issuance of any building permits.

Lisa Lanni, applicant, overviewed the proposed project. Lisa clarified that there is no requirement that the BZA review the project prior to the DRB. Ms. Lanni presented photographs from nearby buildings that utilize corrugated metal on their facades. Ms. Lanni clarified that the design of the tower structure would be presented to the DRB at a later date; the purpose of the tower is for the sale of merchandise. The corrugated metal siding is a Cor-ten material.

Ian Thomas, 209 Perry Ave., spoke on behalf of the West End Neighborhood Association. Mr. Thomas stated his opinion that the public art and water tower should go before the entire DRB for review and approval. The second-level corrugated metal should be modified; a painted material may be desirable. Mr. Thomas asked for clarification on the second-level terrace.

RJ Socci, 400 Rhett St., stated concerns regarding the VIP entrance along Rhett St. Mr. Socci asked if an additional bar or restaurant would be provided. Mr. Socci listed concerns regarding noise pollution and parking.

Mitch Lehde expressed comments regarding the noise measurement; dbc and dba measurements should be utilized. Ms. Lanni clarified that glass would be replaced to address noise.

Carmella Cioffi expressed concern over the Cor-ten with regard to stormwater runoff and concern regarding VIP lines along Rhett St. Lisa Lanni clarified that the second-story is set back from the first story façade and will contain a gutter-feature to collect runoff. The second-story rooftop terrace doors will feature a double-vestibule in order to contain noise.

**William Crawford made a motion to approve application CA 20-207 subject to the following conditions, to be reviewed and approved by staff and a 2-member DRB panel: 1) the proposed water tower “placeholder” is not approved with this request. Additional detail about the placement and design of this structure shall be submitted for review and approval prior to the issuance of building permits; 2) no signage is approved with this request. A comprehensive sign size, type and placement plan for the property shall be submitted for review and approval prior to the issuance of any sign permits; 3) no murals are approved with this request. The mural(s) will need to be submitted for review and approval. Further, the mural(s) shall be reviewed and approved by the Arts in Public Places Commission; 4) no lighting is approved with this request. A comprehensive lighting plan for the property shall be submitted review and approval prior to the issuance of any building permits; 5) details of trash management and plaza amenities shall be submitted for review and approval prior to the issuance of any building permits; 6) if BZA action results in major modifications to building design or layout, the design shall return to the DRB for review and approval.**

**Motion seconded by John Edwards and approved 3-1, with Mitch Lehde voting no.**

#### **Other Business (Not a Public Hearing)**

A. None

#### **Advice and Comment (Not a Public Hearing)**

##### **A. MFD 14-257M**

Application by Bas 360 General Contractors for Phase 2 of a MULTI-FAMILY DEVELOPMENT on 2.85 acres located at **350 MOHAWK DR.** to include 5 condominium units (TM#018901-01-00801).

Lonnerstater overviewed the multi-family development application for one new 5-unit building. The architecture will match the previously-approved buildings.

**Informal Review (Not a Public Hearing):**

A. None

**Adjourn:**

Having no other business, the meeting adjourned at 6:50 p.m.